

CHAPTER 9

PD PLANNED DEVELOPMENT ZONE

SECTION:

10-9-6: PDR Planned residential development district

C. Conditional Uses: Conditional uses may be approved at the time of project plan or phase plan approval, or at a later time as project details permit appropriate use determination. If the use changes from that use approved in the project plan, an amendment to the plan will be necessary. All conditional uses shall meet the requirements of chapter 18 (Conditional Uses) of this Ordinance. Conditional uses may be approved for one or more of the following:

1. Assisted living or independent living care facilities
2. Cemeteries (Utah Code Title 08)
3. Churches with or without attendant educational and recreational buildings
4. Clubs, private and public, including, but not limited to, golf and country clubs
5. Condominiums
6. Apartment rental developments
7. Bed and breakfast facilities
8. Home occupations as defined herein and approved by the Land Use Authority.
9. Neighborhood commercial uses in PDR districts provided:
 - a. Mixed use i.e. commercial, office, or residential, are within the same building or on the same site.
 - b. The neighborhood commercial is located within the PDR development.
 - c. Provide sidewalks at such widths shall comply with current construction standards, as may be approved by the Land Use Authority, and which will connect the pedestrian system within the project, and also to sidewalks in existing development areas outside of the project area as may be applicable.

- d. Parking for residential units within the neighborhood commercial area shall be separated from commercial parking spaces and specifically reserved for residential parking in the amount required by this Ordinance, unless otherwise approved by the Land Use Authority. Commercial parking spaces shall meet the requirements of this Ordinance, or as may be approved by the Land Use Authority.
- 10. Public utility transmission structures including electrical substations, distribution lines, transformer locations, water wells, pumping structures and other similar uses and structures.
- 11. Schools, public or private offering general educational courses to the public at the pre-school, elementary, secondary, or college level.
- 12. Timeshare or fractional interest in residential properties.
- 13. Other proposed uses, as may be approved by the Land Use Authority as being either permitted or conditional, and in harmony with the intent of the particular zone being considered.